



Town of Grand Valley
5 Main Street North
GRAND VALLEY ON L9W 5S6
Tel: (519) 928-5652
Fax: (519) 928-2275
www.townofgrandvalley.ca

NOTICE OF COMPLETE APPLICATION and STATUTORY PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT APPLICATION

The Municipal Council of the Town of Grand Valley will hold a meeting to consider the following application:

Application Number:	Z01-2025 Zoning (Related Site Plan SPA01-2025 NOT a Public Process)
Date of Meeting:	Tuesday February 25, 2025
Time:	11:00 AM
Meeting Location:	IN PERSON – COUNCIL CHAMBERS Town of Grand Valley Municipal Office 5 Main Street North GRAND VALLEY ON L9W 5S6
Owner:	SHELDON CREEK DEVELOPMENTS c/o Williem Wildeboer
Agent:	GSP GROUP c/o Charlotte Lewington
Location:	40, 50 & 60 Emma Street Roll #352000, #352100 & #352200
Purpose and Effect of the Applications:	Zoning By-law Amendment to permit a 5-storey 24-unit multi-residential building as a permitted use. The previous REVISED Zoning File Z03-2023 is to be closed.
<p>The application can be viewed on the Town's website under Current and Approved Applications – 50 EMMA STREET File Nos. Z01-2025 and SPA01-2025, via this link:</p> <p>https://www.townofgrandvalley.ca/business-development/building-planning-and-development/current-and-approved-applications/</p> <p>A Location Map, Site Plan and Rendering are included with this Notice.</p>	

Dated: February 4, 2025
Meghan Townsend, CAO/Clerk
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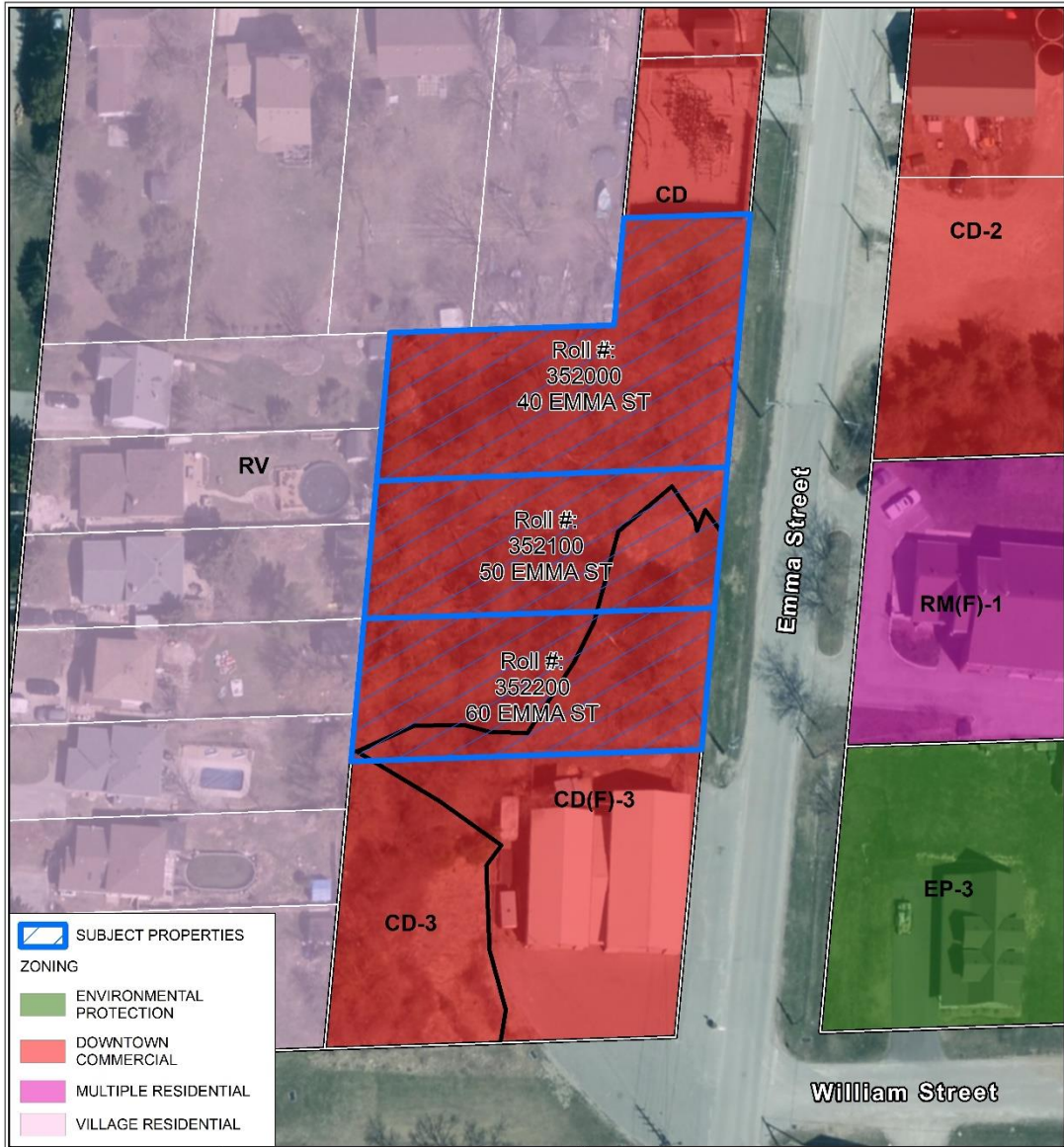
NOTES:

1. You or your representative are entitled to attend this meeting to express your views on this application. If you do not attend and are not represented at this meeting, Council may proceed in your absence.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to The Council of the Corporation of the Town of Grand Valley before the by-law is passed or decision is rendered, the person or public body is not entitled to appeal the decision of The Council of the Corporation of the Town of Grand Valley to the Ontario Land Tribunal.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Grand Valley before the by-law is passed or decision is rendered, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. **Any written comments/objections submitted to the Town of Grand Valley regarding this application which are being processed under the *Planning Act 1990*, will form part of the public record, and will be made public as part of the application process.**
5. **No decision on these applications will be made at the Public Meeting. A further Recommendation Report on these matters will be forwarded to Town Council at a later date. If you wish to be notified of the meeting date you must indicate your request in writing or via e-mail to the Town Planner at mkluge@townofgrandvalley.ca. You must quote the appropriate application numbers.**
6. The Planning Report will be available after 4:30 PM on Thursday February 20, 2025, on the Town's Website at: <https://www.townofgrandvalley.ca/municipal-government/council-and-committee-calendar/>
7. For further information or to submit comments please contact the Town Planner, Mark Kluge via email at mkluge@townofgrandvalley.ca.



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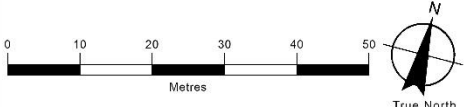
LOCATION MAP



 SUBJECT PROPERTIES

ZONING

-  ENVIRONMENTAL PROTECTION
-  DOWNTOWN COMMERCIAL
-  MULTIPLE RESIDENTIAL
-  VILLAGE RESIDENTIAL

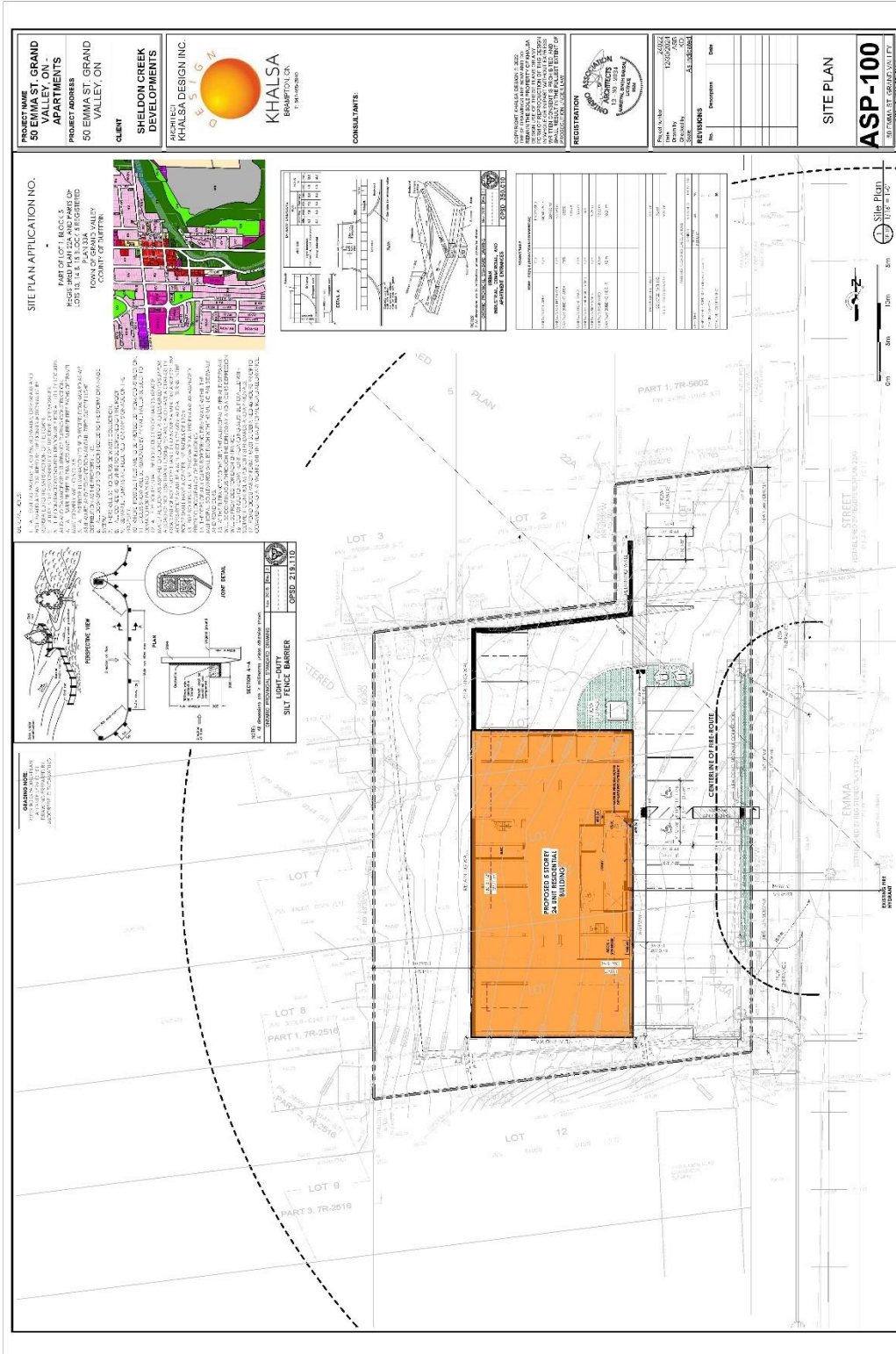
	TOWN OF GRAND VALLEY			
LOCATION PLAN 40 EMMA STREET - ROLL #352000 50 EMMA STREET - ROLL #352100 60 EMMA STREET - ROLL #352200		File Z01-2025	Date 2025/01/28 Scale 1:750	Figure No. 1

File Path: \\dteeth\gis2\Dufferin\East_Grand_Valley\Map\Cartography\2023\352000_Location Map.mxd Print Date: 2025/01/28 Time: 09:55 AM



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SITE PLAN









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RENDERING

<p>PROJECT NAME 50 EMMA ST. GRAND VALLEY ON - APARTMENTS</p> <p>PROJECT ADDRESS 50 EMMA ST. GRAND VALLEY ON</p> <p>CLIENT SHELDON CREEK DEVELOPMENTS</p> <p>ARCHITECT KHALSA DESIGN INC.</p>	 <p>CONSULTANTS:</p> <p>GEOTECHNICAL CONSULTING: J. BROWN & ASSOCIATES CIVIL ENGINEERING: J. BROWN & ASSOCIATES ELECTRICAL ENGINEERING: J. BROWN & ASSOCIATES MECHANICAL ENGINEERING: J. BROWN & ASSOCIATES STRUCTURAL ENGINEERING: J. BROWN & ASSOCIATES</p>	<p>REGISTRATION</p>  <p>Project No.: 2022-001 Date: 12/20/2022 Drawn by: KSL Checked by: KSL</p> <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date				<p>PERSPECTIVES</p> <p>ASP-303</p> <p>50 EMMA ST. GRAND VALLEY ON - APARTMENTS</p>
No.	Description	Date							
 <p style="text-align: center;">PERSPECTIVE I</p>	 <p style="text-align: center;">PERSPECTIVE II</p>	 <p style="text-align: center;">PERSPECTIVE III</p>	 <p style="text-align: center;">PERSPECTIVE IV</p>						